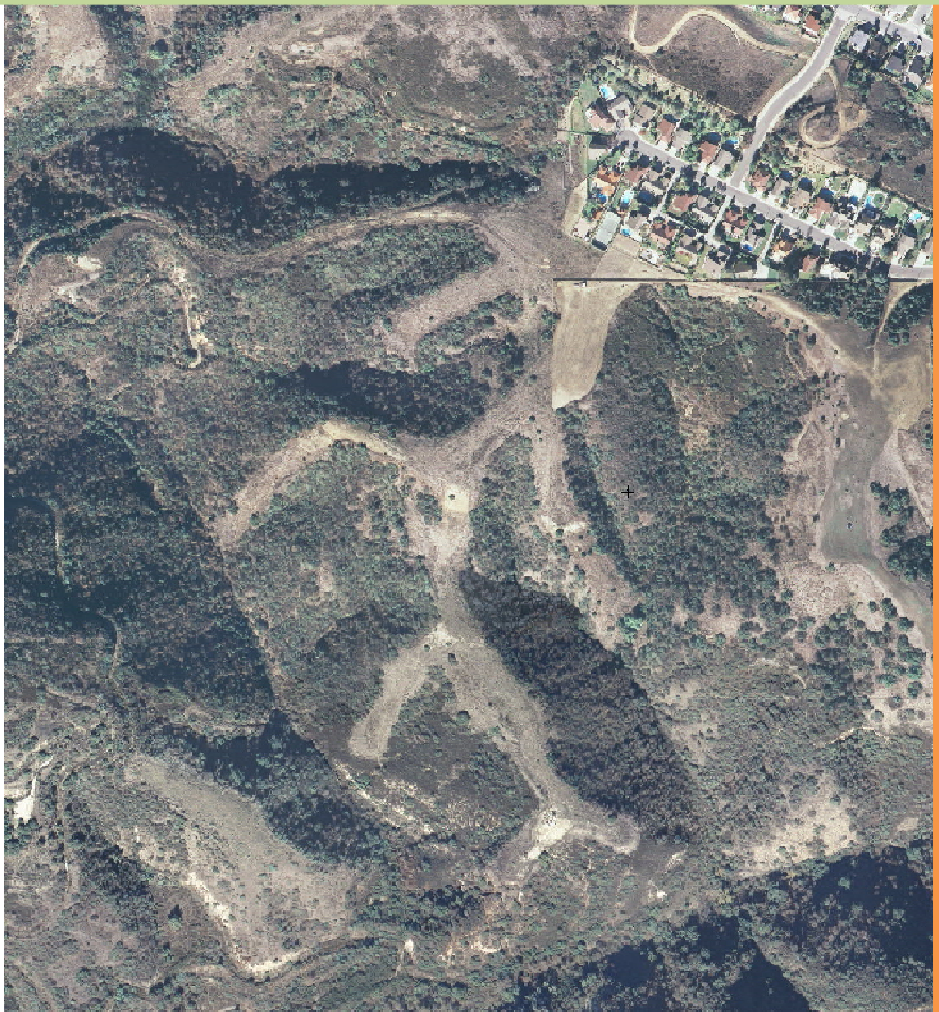
Hacienda Heights Community Plan Update

Draft Land Use Report



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Introduction

The Hacienda Heights Community Plan is being updated to reflect changing circumstances in local conditions and community expressed goals and policies. This includes an update to the land use policy map. The land use policy map specifies which uses can be undertaken where, as well as the densities at which these uses can be developed. These uses and densities are specified for each area of the community using distinct land use categories, which collectively form the land use legend of the land use policy map.

The 1978 Hacienda Heights Community Plan utilizes a land use legend that contains unique categories, which often do not correspond on a one-to-one basis to the categories used in other Community Plans or in the Countywide General Plan. The 2008 Draft General Plan, which establishes the land use framework for all unincorporated areas in the county, proposed a uniform land use legend to be used in all Community Plans. The purpose of this legend is to provide clarity, uniformity, and predictability in land use throughout the unincorporated areas of the County. This uniform legend was updated in February 2010. The update of the Hacienda Heights land use map includes a conversion to this new uniform legend to maintain consistency with the countywide General Plan, as well as adjustments to reflect changing circumstances and the community's vision.

The methodology for creating the updated land use map includes five main steps:

1. Assessment of existing conditions.
    - What would the community look like if the land use designations were left "as is"? Or in the absence of any new planning, where would growth be allowed to occur?
    - What are the current densities on the ground today (by parcel and by neighborhood)?
    - What does this tell us about where the community may grow?
2. Land Use Legend Conversion
    - How do the adopted land use designations compare with the uniform land use legend proposed in the Draft General Plan?
    - How does the existing development pattern in the community fit into the new land use categories?
3. Land Use Suitability Analysis
    - In areas where existing land uses do not correspond exactly to any new land use category, what criteria were used to select a new land use designation?
4. Population and Housing Needs Analysis
    - What is the projected population for Hacienda Heights for the planning period and how is it derived?
    - How does the land use map accommodate these projections?
5. Recommended Draft Plan
    - What does the project team recommend for the updated land use map?
    - What options exist to accommodate the projected population?
    - How does the proposed land use plan change where the community can grow in the future?

This report explains each of these steps in detail and discusses how the draft land use map was finalized based on stakeholder input.

1. Assessment of Existing Conditions

Assessing existing conditions in Hacienda Heights included both field and Geographic Information Systems (GIS) analyses. The purpose of these analyses was to evaluate how the community was developed over time in terms of uses and densities and how this compared with what was planned in the 1978 Community Plan.

A "build out analysis" was conducted to determine where future growth would be permitted if no changes were made to the land use legend. This map compares the maximum allowable units, per adopted land use designation, compared with what is actually built. This analysis found that, taking into consideration those units allowed by land use alone (not including units allowed by the countywide Second Unit or Mixed-Use ordinances, which were adopted since the 1978 Community Plan was adopted), the community is largely built to capacity and, given the existing land use designations, future development would most likely take place in the southernmost areas of the community (Map 1: Build Out Analysis). These areas represent the last undisturbed, or remaining sparsely developed, areas of the community; they also contain the most natural hazards, including landslide areas, high slopes, and high fire hazard areas.

In addition to analyzing where growth could occur in the future based on the adopted land use plan, the land uses were evaluated to determine how the community developed so far. Based on field and aerial-photography analyses, actual "on the ground" land uses were compared with the adopted land use designations. Discrepancies were highlighted between planned and actual uses, and only one example of a nonconforming use was identified: a commercial use in a residential area. While there may be additional nonconforming uses, overall field analysis showed that the existing land uses, for the most part, conform to the permitted uses of the 1978 Hacienda Heights Community Plan.

The density of existing residential development was also analyzed. The number of units per parcel was calculated based on 2008 Assessor data for areas designated Urban 1 to Urban 5 in the adopted plan. Density per parcel was calculated by dividing the number of units on a parcel by the parcel's acreage. This was a starting point for understanding how the community was built under the adopted land use designations on a parcel-by-parcel basis (Map 2: Density by Parcel).

To obtain a more accurate picture of residential density on a neighborhood level, polygons (larger areas composed of multiple parcels) were created based on (1) composition: similar neighborhood character and year built (based on parcel/lot size, ortho-photo observations and field inspection); and, (2) natural/anthropogenic boundaries/edges: existing land use boundaries, major transit ways, infrastructure easements, natural hazard areas, and surface elevation contours. Average residential density per polygon area was then computed. The average density was calculated for each polygon, which was used to help guide decisions regarding which new land use designation best fit the existing development (Map 3: Density by Polygon).

2. Land Use Legend Conversion

After assessing existing uses and density conditions in the community, the next step in updating the land use map was to determine which new uniform land use categories from the Draft General Plan best fit the existing uses in Hacienda Heights.

To foster more efficient and uniform land use policy in the unincorporated area, the 2010 Draft Los Angeles County General Plan provides a broad spectrum of land uses designations which are intended to be applied to all unincorporated communities. Land use categories in the Hacienda Heights Plan were

converted to correspond to those of the Los Angeles County General Plan that most closely matched existing uses and densities in the community.

The 1978 Hacienda Heights Community Plan included a land use legend with two non-urban, five urban, one commercial, one industrial, and one open space designation. "Transportation Corridor" was added to distinguish between these uses and the 60 Freeway by the Los Angeles County Department of Regional Planning's Geographic Information Systems section to allow for a more accurate representation of land uses.

Table 1: 1978 Land Use Categories

LU Category	Density Range	Acreage	Percent of Total
N1	.2 du /acre	455.4	6
N2	.3-1 du/acre	1,061.4	14
U1	1.1-3.2 du/acre	2,353.0	31
U2	3.3-6 du/acre	2,029.2	27
U3	6.1-12 du/acre	178.3	2
U4	12.1-22 du/acre	45.6	1
U5	22.1-35 du/acre	17.4	0
C	N/A	155.1	2
I	N/A	34.4	0
O	N/A	1,056.3	14
TC	N/A	203.6	3
Total		**7,589.72**	**100**

As shown in the table below, the 2010 Draft General Plan provides a wide spectrum of land use categories to designate land use throughout the entire unincorporated area. The 2010 Draft General Plan land use legend provides a menu of land use options, a subset of which can be applied as appropriate in each community.

Table 2: L.A County – General Plan Update - Land Use Designations (February 2010)

Land Use	Code	Permitted Density or FAR	Intended Uses
RURAL			
Agriculture	AG	10 acre minimum	Agricultural land uses
Rural Land	RL1	Maximum 1 du/1 ac	Rural land uses include single family residential development, rural, equestrian, agricultural and other related activities, and local serving, ancillary commercial uses.
	RL2	Maximum 1 du/2 ac	
	RL5	Maximum 1 du/5 ac	
	RL10	Maximum 1 du/10 ac	
	RL20	Maximum 1 du/20 ac	
	RL40	Maximum 1 du/40 ac	

	RL80	Maximum 1 du/80 ac	
RESIDENTIAL			
Residential 2	H2	0–2 du/ac	Single -family detached residential development
Residential 5	H5	0–5 du/ac	Single-family detached residential development
Residential 9	H9	0–9 du/ac	Single-family detached residential development
Residential 18	H18	9–18 du/ac	Single-family attached and detached residential development; small lot subdivisions; duplexes, triplexes, fourplexes, rowhouses, townhomes and other multi-family residential development.
Residential 30	H30	18–30 du/ac	Multi-family residential development
Residential 50	H50	30–50 du/ac	Multi-family residential development
Residential 75	H75	50–75 du/ac	Large-scale, multi-family residential development
Residential 100	H100	75-100 du/ac	Intense, large-scale multi-family residential development
Residential 150	H150	100-150 du/ac	Intense, large -scale multi-family residential development
COMMERCIAL			
Rural Commercial	CR	FAR: 0.5 0-5 du/ac	Commercial and personal services compatible to agricultural, rural and recreational activities.
General Commercial	CG	FAR: 1.0 18-30 du/ac	Local serving commercial, office and professional businesses, retail and service establishments.
Major Commercial	CM	FAR: 2.0 30-50 du/ac	Large, retail and destination shopping areas, tourist and recreation related commercial services, hotels, and amusement activities.
INDUSTRIAL			
Light Industrial	IL	FAR: 1.0	Light industrial and industrial park activities
Heavy Industrial	IH	FAR: 1.0	Heavy industrial activities that are intense in nature and have the potential to generate major environmental impacts, such as noise or dust.
Office and Professional	IO	FAR: 2.0	Major office and business uses, and other employee intensive uses, such as technology and research centers, corporate headquarters, and clean industry hubs.
PUBLIC AND SEMI-PUBLIC			
Community Serving	P-C	N/A	Public and semi-public community-serving uses, including: public buildings, public and private educational institutions, hospitals, cemeteries, government buildings, and fairgrounds.
Transportation Facilities	P –T	N/A	Airports and other major transportation facilities.
Facilities and Utilities	P –U	N/A	Major facilities, including landfills, solid and liquid waste disposal sites, multiple use stormwater treatment facilities, and utilities.
OVERLAYS			
Significant Management Areas	SMA	N/A	Environmental, hazard and safety areas subject to additional regulations in the General Plan

As displayed below, the density ranges and allowable uses for the residential categories of the 2010 Draft General Plan do not identically correspond with the 1978 Hacienda Heights Community Plan legend.

Table 3: Comparison of 1978 Hacienda Heights Community Plan and Draft 2008 Los Angeles County General Plan Land Use Legends

1978 Hacienda Heights Community Plan			2010 Draft General Plan		
Land Use Category	**Density Range (du/acre)**	**Allowable Uses**	**Land Use Category**	**Density Range (du/acre)**	**Allowable Uses**
U1	1.1-3.2	Urban hillside large lot residential	**H2**	0-2	Single family detached
U2	3.3-6	Low density single family tract development	**H5**	0-5	Single family detached
U3	6.1-12	Small lot single family, duplexes, triplexes, and townhouses	**H9**	0-9	Single family detached
U4	12.1-22	Multiple-residential areas, low rise apartments	**H18**	9-18	Single-family attached and detached residential development; small lot subdivisions; duplexes, triplexes, fourplexes, rowhouses, townhomes, and other multi-family residential.
U5	22.1-35	Medium to high rise apartments	**H30**	18-30	Multi-family residential development
			H50	30-50	Multi-family residential development
			H75	50-75	Large-scale, multi-family residential development
			H100	75-100	Intense, large-scale multi-family residential development
			H150	100-150	Intense, large-scale multi-family residential development

To convert from the adopted land use categories to the uniform land use legend, residential categories were initially selected based on existing densities and uses with the intent of preserving community character and creating a starting point for the land use map update. Designations were later refined and adjusted to achieve the community's vision, preserve natural areas, and direct growth to the most appropriate areas. Industrial, transportation, open space, public, and commercial land use categories were selected based on current and intended uses. The conversion from the non-urban categories (N1 and N2) to the new Rural categories was determined based on existing density and natural hazards, such as high slopes, fire hazard, liquefaction, and landslide potential.

3. Population and Housing Needs Analysis

A key function of the Community Plan is to anticipate and plan for recent and anticipated changes in the community. This includes changes in population, demographics, and housing needs. Rather than accepting fluctuations in population and their associated impacts on the community as they occur, the Community Plan seeks to proactively guide future growth, maintenance, and preservation to best achieve the community's vision. This begins with an evaluation of projected population and housing needs. Once these needs are identified, areas suitable to direct future growth, maintenance, and preservation are identified.

Changes in local population and associated changes in the needed number of households are estimated based upon U.S. Census Bureau data, projections prepared by the Los Angeles County Urban Research Division, and projections prepared by the Southern California Association of Governments (SCAG). Projections were then adjusted by the Los Angeles County Department of Regional Planning based on knowledge of each community's local context and character. Based on these projections and average household sizes, the amount of new housing needed to accommodate growth in population was calculated.

Population Projections

Population growth projections for Hacienda Heights were obtained from the Southern California Association of Governments (SCAG) 2008 Regional Transportation Plan Growth Forecast for the years 2003-2035 and the Los Angeles County Chief Executive Office Urban Research Division for the years 2010-2020. In order to compare the projections for the same years, estimates for 2025-2035 were extrapolated from the Urban Research projections by DRP based on the growth trend in the data provided from 2010-2020. The Urban Research Office estimated an average 0.82% population growth every five years during that period. Based on this trend DRP projected 1% growth every five years from 2020-2035. This estimate is commensurate with the U.S. Census Bureau, which shows minimal growth and even recent decline in population in the community (1.45% growth in population from 1990 to 2000 and a 4.16% decline in population from 2000 to 2005-2007). Actual population data from the Decennial Census and U.S. Census American Community Survey were also used to depict growth trends. The population analysis used to support changes in the Land Use Policy Map represents a balancing and reconciliation between these data sources in order to estimate the most accurate future population possible, while maintaining consistency with the population trends and projections outlined in the Countywide General Plan.

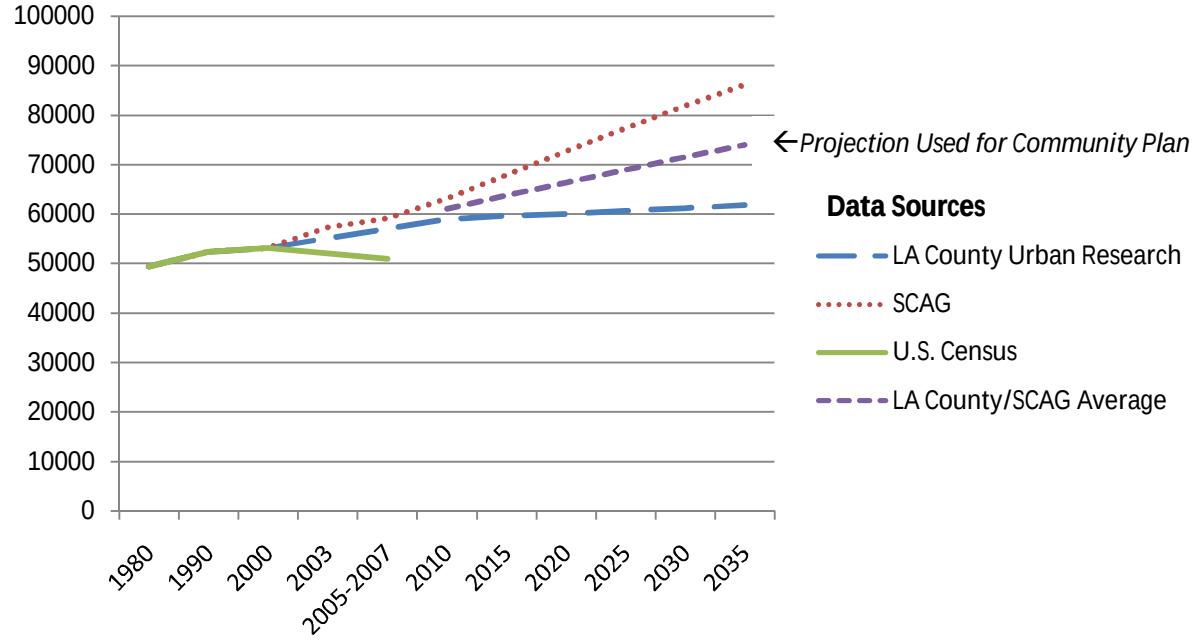
Population growth in Hacienda Heights slowed dramatically beginning in the 1980s and was only 1.45% between 1990 and 2000. According to the U.S. Census Bureau, population in the community actually declined 4.16% since 2000. The Los Angeles County Urban Research projections followed this trend most closely, with an average 0.82% population growth every five years between 2010 and 2020. The SCAG projections are significantly more accelerated, with 6% projected growth every five years from 2005 to 2035. The Census data, projections, and an average of the LA County and SCAG projections are presented in the table and chart below.

Table 4: Population Projections for Hacienda Heights (number of persons per year)

	1980	1990	2000	2003	2005-2007[1]	2010	2015	2020	2025	2030	2035
U.S. Census	49,422	52,354	53,122		51,000						
LA County Urban Research						59,006	59,641	59,983	*60,583*	*61,189*	*61,801*
SCAG				57,259	59,049	63,162	67,907	72,689	77,320	81,806	86,098
LA County/SCAG Average						61,084	63,774	66,336	68,951	71,497	73,949

Source: U.S. Census Bureau Decennial Census 1980, 1990, 2000; U.S. Census Bureau 2005-2007 American Community Survey; Los Angeles County Office of Urban Research Population Projections, 2008; Southern California Association of Governments, *2008 Regional Transportation Plan*.

Chart 1: Population Projections for Hacienda Heights from Various Sources
(number of persons per year)



Housing Needs

The number of housing units needed to accommodate growth was then calculated based on these projections and the average household size, based upon the following formula:

[*Number of Housing Units Needed = Projected Population/Average Household Size]*

[1] U.S. census data for this column is for the 2005-2007 3-year period. SCAG data for this column is for 2005.

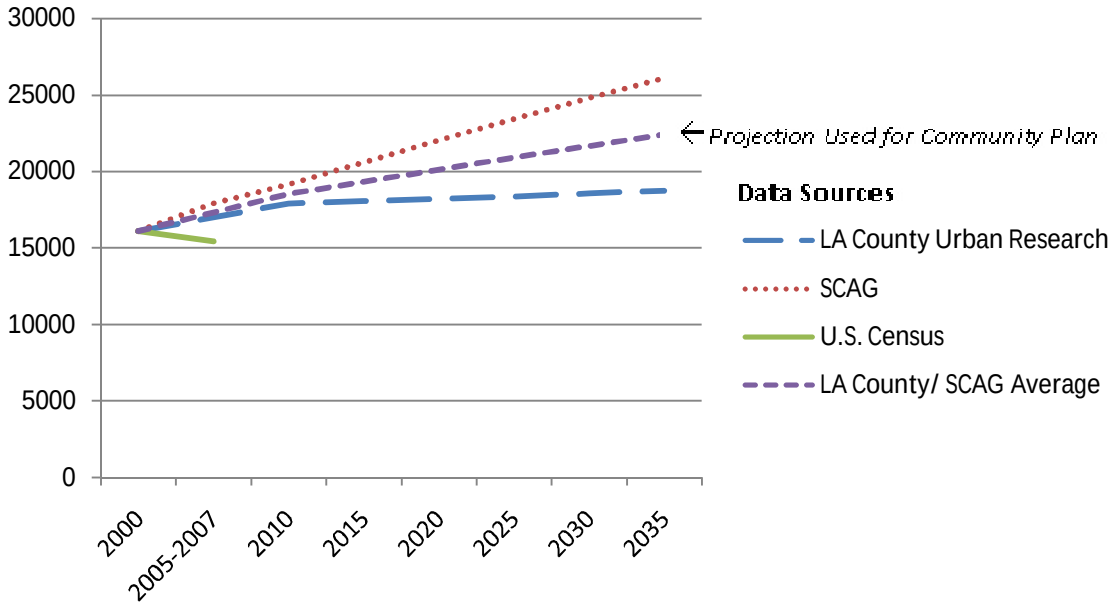
The average household size in Hacienda Heights according to the U.S. Census Bureau (2005-2007 American Community Survey) is 3.3 persons. Using this figure the projected housing needs in Hacienda Heights are displayed in the table and chart below.

Table 5: Projected Housing Needs (number of housing units per year)

	2000	2005-2007[2]	2010	2015	2020	2025	2030	2035
U.S. Census	16,097	15,455						
LA County Urban Research			17,881	18,073	18,177	*18,358*	*18,542*	*18,727*
SCAG		17,894	19,140	20,578	22,027	23,430	24,790	26,090
LA County/SCAG Average			18,510	19,325	20,102	*20,894*	*21,666*	*22,409*

Source: U.S. Census Bureau Decennial Census 1980, 1990, 2000; U.S. Census Bureau 2005-2007 American Community Survey; Los Angeles County Office of Urban Research Population Projections, 2008; Southern California Association of Governments, *2008 Regional Transportation Plan*.

Chart 2: Projected Housing Needs (number of housing units per year)



Alternatively, housing needs can be determined based on the Regional Housing Needs Allocation, or RHNA which is developed by SCAG. For the 2008-2014 Housing Element planning period the allocation for Hacienda Heights was approximately 2,390 units. According to the LA County Assessor, as of 2008 there were 17,044 units in the community. Therefore, the total allowable units in the community would have to be 19,434 or more by 2014 to accommodate the RHNA. This number is significantly close to the 2015 projected housing need of 19,325 units using the average of the LA County and SCAG projections. The average of the SCAG and LA County projections provides a more realistic estimation of growth in the community than the regional-based SCAG projections alone and is more closely related to growth trends in the community for the past thirty years. Based on these factors, and the fact that the community is largely built out, the average of LA County and SCAG projections was used to determine housing needs in the community.

[2] U.S. census data for this column is for the 2005-2007 3-year period. SCAG data for this column is for 2005.

4. Suitability Analysis

In order to appropriately allocate housing throughout the community, areas suitable for development and increases in density or for protection and preservation were identified based upon natural characteristics, existing/prevailing development patterns, the community vision, and goals set by the community, county, and metropolitan planning agencies. In the process, the land use analysis employed state-of-the-art Geographic Information System (GIS) technology. This powerful computer-based tool can depict the location of developed areas, parcels, topography, natural resources and public facilities at a much higher level of precision than the technical resources available in 1978. GIS also serves as a useful analytical tool through its capacity to analyze various layers of geographic information and provide useful data for land use decisions.

Decisions on the proposed land use designations for the updated land use map relied on several key criteria, the community vision, and the goals and policies contained in the community plan. Depending on the combination of conditions found in each area of the community, land use designations for areas of the community were updated to either: (a) increase density; (b) decrease density; or, (c) maintain density and/or uses, when compared with existing development patterns.

Criteria Supporting Increases in Density

The Proposed Land Use Policy Map strives to accommodate increased density in appropriately located areas throughout the community in order to accommodate projected future growth and to ensure a range of housing options for current and future residents. Increases in allowable densities are recommended in sub-areas within or near the following areas:

SCAG 2% Opportunity Area: The Southern California Association of Governments (SCAG) has identified key parts of the region for targeting growth, where projects, plans and policies consistent with the Compass Blueprint principles will best serve the mobility, livability, prosperity and sustainability goals of the Growth Vision. In Hacienda Heights, these areas exist around the Pomona (60) Freeway.

Major Transit Corridors: Density is increased along or near major transit routes to encourage use of public transportation.

Major Commercial Areas: Density is encouraged near major commercial areas to promote walkability and local use of such areas.

Community and Public Facilities: Increased density near community and public facilities promotes walkability and provides for convenient access to such facilities.

Potential Sites for Redevelopment: Areas with vacant lots and foreclosures, with redevelopment potential, located near urban services, facilities and amenities were designated as areas suitable for increased density.

Criteria Supporting Decreases in Density

In other sub-areas, where physical conditions are unsuitable for development, decreases in density were recommended. Sub-areas identified for decreases in density were within the following areas:

Very High Fire Hazard Severity Zones: Areas with high fire hazard potential were mapped by the Los Angeles County Fire Department (2005). Designation of these areas is based on factors such as fuel (material that can burn), slope, and fire-conducive weather. Fire Severity Zones have physical conditions that increase the likelihood that the area will burn over a 30 to 50-year period without considering modifications such as fuel reduction efforts. Limiting development in these areas decreases the risk of hazard and loss of structures in the event of a fire.

Landslide Zones: Landslide zones were delineated using the California Geologic Survey, Seismic Hazard Zone Maps (1997-2005). These areas have the potential for slope-stability problems. Limiting development in Landslide Zones is appropriate to reduce the potential for hazard and structural damage in the event of sub-strata failure.

Liquefaction Zones: Liquefaction zones were demarcated using the California Geological Survey, Alquist-Priolo maps (1974-2007). These zones depict regions where soil can liquefy during a seismic event. The stability of foundation soils must be investigated, and countermeasures developed in the design and construction of buildings for human occupancy. Restricting development in liquefaction zones decreases the risk of hazard and structural damage in the event of soil stability failure.

Seismic Fault Zones or Lines: Seismic Fault Zones and fault lines were delineated using the California Geologic Survey (Alquist-Priolo), Seismic Hazard Zone Maps (1997-2005). Restrictions and special review in these zones mitigate the potential hazard of surface faulting to structures for human occupancy. Limiting development within or near these areas further reduces the risk of hazard from seismic events.

Significant Ecological Areas (SEAs): Significant Ecological Areas were mapped based on a biotic assessment conducted by County-retained biologists in the process of updating the Los Angeles County General Plan. SEAs are ecologically important land and water ecosystems that serve as valuable plant and wildlife communities. These areas are integral in the preservation of threatened or endangered species and promotion of biological diversity. Development is restricted within or adjacent to SEAs to protect these resources.

Hillside Management Areas: Hillside areas with high slopes above 25% were defined using the Los Angeles Region Imagery Acquisition Consortium, Digital Elevation Model. High slope areas often require more grading and are prone to other hazards previously mentioned. Development in Hillside Management areas is limited to preserve hillsides and ridgelines and prevent other forms of hazard.

Sparsely Developed Areas: Undeveloped and sparsely developed areas were identified using aerial photography and field work. Hacienda Heights is almost entirely built-out, making such areas rare and valuable to the community. Limiting development in these areas serves to protect natural resources.

Criteria Supporting Retention of Existing Development Patterns

In other sub-areas, the land use analysis maintained existing uses. These uses included:

Single-Family Residential Areas with Small Lots on Level Terrain. The community identified these areas as an important part of its heritage; maintaining the vast majority of these uses preserves the character of these neighborhoods.

Medium-Density, Multi-Family Areas. These areas provide for a diversity of housing types, a goal that the Draft Community Plan seeks to achieve.

Local-Serving Commercial Areas. These include areas with commercial development which provide local services and amenities. Local-serving commercial areas are conveniently located throughout the community and along transit routes. Maintaining these commercial land use designations will allow them to continue to serve the community.

Designated Parks and Open Space Areas. Los Angeles County-operated parks are a valuable asset in the community. These parks are preserved by maintaining the Open Space land use designation where it exists and by expanding it to include new parks that were established after the last community plan was adopted and areas acquired for permanent nature preserves by the Puente Hills Landfill Native Habitat Preservation Authority.

Existing Light Industrial Uses. Light Industrial uses are limited and appropriately located adjacent to similar industrial uses in the City of Industry. The Industrial land use designation is maintained to allow light industrial uses to continue operating in a manner compatible with surrounding uses.

After applying these criteria to create an initial draft of the recommended land use map, the project team met with community members who had served on committees during the public outreach phase to receive their input. In July 2009, committee members had an opportunity to review the first draft of the land use plan to determine if it was in line with their vision and identify any concerns. Feedback included suggestions to: add more labels to the map (churches, schools); lower densities or add open space in the foothills; and, consider churches and schools individually rather than to uniformly categorize them as Public-Community Serving Facilities. Based on their recommendations, the project team adjusted and refined the proposed draft land use map.

Finally, the land use map update aimed to accurately reflect existing uses, densities, structures, preserved lands, and developments. The update also promotes consistency with the countywide General Plan and Housing Element, regional growth plans, the community's vision, and the goals and policies contained in the Draft Plan.

5. Recommended Draft Land Use Plan

The final step in developing the proposed recommended draft land use policy map involved allocating densities based upon the projected housing needs and the criteria explained above. In sites that were determined suitable for development or re-development, maximum allowable densities were changed to accommodate additional growth. At the same time, areas identified as hazardous or of environmental or community value were preserved by maintaining, and in some cases decreasing, maximum allowable densities.

To maintain consistency with the County General Plan, the Community Plan has set a planning period of 20 years, meaning that the Plan should strive to guide development and accommodate growth until 2030. According to the estimates previously presented, the Plan would therefore seek to accommodate 21,666 units by 2030. After evaluating several options, a recommended land use scenario was developed to best accommodate population projections while furthering the goals and vision developed by the community. This land use scenario is evaluated and compared with the adopted land use plan below.

Per the General Plan, maximum allowable units for urban land use designations are based on net acres (excludes streets, easements, etc.) and maximum allowable units for rural land use designations are based on gross acres. The maximum allowable units are calculated by multiplying the total net or gross acres by the maximum number of units allowed per acre for the given land use category. The maximum allowable units calculated for the land use scenario includes only those units allowed by land use designation alone. A discussion of accommodating additional housing units through other already permitted options, such as mixed use or second-unit potential, follows the explanation of the recommended land use plan.

Recommended Draft Land Use Plan

Geographic Information Systems analyses and field work indicated that the plan adopted in 1978 was, for the most part, realized and, the land use designations generally remain the same 30-plus years later. However, Hacienda Heights has experienced rapid growth and updates to the land use map are warranted in some areas.

Based on the above methodology, a series of land use changes are recommended for the 2010 land use (see Map 4: Draft Recommended Land Use Plan). In some cases, the analysis found opportunities for increasing the maximum allowable densities to accommodate future growth while protecting community resources; in other cases, the analysis indicated that decreases in allowable density would be appropriate to maintain community character, preserve the natural environment, and protect against environmental hazards.

To highlight the proposed land use changes, maps were created denoting the proposed changes in land uses and densities. All of the proposed changes to land use category types were mapped (see Map 5: Allowable Use Change Map), as well as the proposed change in density (see Map 6: Change in Maximum Allowable Density). These maps highlight the proposed changes compared with the adopted 1978 land use plan (see Map 7: Adopted Land Use Map).

In terms of allowable uses, the major change is the addition of the Public Land Use designation. This is a new designation that provides areas for the appropriate development and presence of a variety of public and semi-public facilities, infrastructure and their related grounds. In Hacienda Heights, this designation is proposed for all existing schools, educational facilities and utility easements. New Open Space areas were designated to reflect parks that were developed since the last community plan was adopted and expansion in the areas owned and maintained by the Puente Hills Landfill Native Habitat Preservation Authority. Multi-family areas were expanded in a limited fashion to reflect existing multi-family areas. Finally, adjustments were made to the boundaries between each land use designation so that the boundaries line up with parcel lines, thereby eliminating slivers of different land uses on certain parcels.

In terms of allowable density, the recommended land use scenario proposes changes in allowable density for the vast majority of the community, ranging in adjustments (increases or decreases) from 0.2

to 3 units per acre in most areas. These adjustments were largely a result of converting to the 2010 Draft General Plan Land Use Legend, which did not align on a one-to-one basis with the allowable density ranges in the adopted Hacienda Heights Community Plan. Greater changes in allowable units per acre were made in the southern portion of the community, to decrease allowable development in the most hazardous areas and in some of the last remaining sparsely-developed areas in the community.

Targeted increases in density were also made near commercial areas, transit corridors, and within the SCAG 2% Opportunity Area, as described above, to allow for appropriately sited density to accommodate the projected population in the future. Generally, density was increased in a roughly "T" shaped area that follows the SCAG 2% Opportunity Area north of the 60 Freeway and in the community's central artery along Hacienda Boulevard and around the main shopping area. Hatched areas on the Density Change map represent public facilities, including schools and utility easements, that were designated as residential but are proposed to be more accurately designated as public community serving facilities. These areas show a decrease in allowable density of six units. The following table compares the recommended draft land use scenario with the adopted Community Plan. The total number of units calculated below is based on total acreage for illustrative and comparison purposes, and does not take into account actual parcel sizes.

Table 6: Comparison of Adopted and Recommended Draft Land Use Plans for Residential and Rural Lands

EXISTING 1978			**EXISTING (omit TC, P, OS-PR, OS-C)** 1978			**RECOMMENDED DRAFT (omit TC, P, OS-PR, OS-C)** 2009		
LU	**Acreage**	**Max. Allow. Units**	**LU**	**Acreage**	**Max. Allow. Units**	**LU**	**Acreage**	**Max. Allow. Units**
Urban Residential - NET			*Urban Residential - NET*			*Urban Residential - NET*[3]		
U1	1,917.7	6,136.6	U1	1749.7	5,599.1	H2	662.6	1,325.2
U2	1,549.6	9,297.6	U2	1368.5	8,211.3	H5	1879.2	9,396.0
U3	160.8	1,929.0	U3	149.1	1,789.2	H9	564.2	5,077.8
U4	39.4	867.1	U4	39.4	867.1	H18	194.1	3,494.7
U5	16.3	571.4	U5	16.3	571.4	H30	15.2	456.7
						H50	6.8	342.0
Subtotal:		***18,801.7***	*Subtotal:*		***17,038.0***	*Subtotal:*		***20,092.5***
Rural Lands - GROSS			*Rural Lands - GROSS*			*Rural Lands – GROSS*		
N1	455.4	91.1	N1	56.7	11.3	RL2	272.1	136.0
N2	1,061.4	1,061.4	N2	1,000.6	1,000.6	RL10	780.6	78.1
Subtotal:		***1,152.5***	*Subtotal:*		***1,012.0***	*Subtotal:*		***214.1***
Total Maximum Units		**19,954.2**	**Total Maximum Units**		**18,050.0**	**Total Maximum Units**		**20,306.63**

As shown, the adopted Community Plan allows 19,954 units. When lands already committed to transportation, public, and open space uses are eliminated however, the adopted Community Plan allows 18,050 units. Although these lands are currently designated to allow residential uses, they are already built with other uses. Therefore, excluding them from the calculation provides a more realistic

[3] Approximate net acres. Excludes streets but not easements.

picture of how many units could actually be built given the adopted land use policy map. The recommended land use scenario allows a maximum of 20,306 units.

Next, a build-out analysis was conducted using the proposed land use plan in order to determine where growth would be allowed to go based on the existing parcel sizes in Hacienda Heights (Map 8: Build-Out Analysis for Proposed Land Use Plan). Dark blue areas on the build-out map depict parcels that are vacant or not developed to their full potential, whereas white parcels are already developed to their maximum potential. The build-out analysis includes only parcels that could be built under what is allowed by land use alone, and does not include additional potential through the second-unit or mixed-use ordinances, discussed below. Under the proposed land use map, the total potential number of new units that can be built in Hacienda Heights based on existing parcel sizes is 848. This is a decrease of 554 units from the 1,402 units that would be allowed under the adopted land use plan.

The build-out analysis revealed that the main goals of the land use plan update are accomplished with the proposed land use plan:

- Development potential in the southernmost portion of the community, where the majority of steep hillsides and other environmental hazards are located, has been decreased. Some parcels that had potential to develop more units under the adopted land use plan can no longer develop additional units, while vacant parcels have a decreased number of allowable units that can be built.
- The majority of the community's stable residential neighborhoods are depicted as "built-out." This will protect these valued areas of the community from redevelopment at a more dense scale that would be incompatible with existing neighborhoods.
- Additional development potential has been created around certain nodes of the community identified as appropriate for new growth. These areas are mainly near the existing major commercial centers, have access to transit, and are within or adjacent to the SCAG 2% Opportunity area.

As discussed above, in order to accommodate projected population growth, the Plan should provide for 21,666 units by 2030. The proposed land use plan would allow 848 units. According to the LA County Assessor, as of 2008 there were 17,044 units in the community. Therefore, with the proposed land use plan, 17,892 units could potentially be built in Hacienda Heights by 2030. The proposed land use plan would have shortfall of 3,774 units to meet the 2030 population projection. However, accommodating these extra units can be accomplished through already adopted countywide ordinances that permit additional units, such as the Mixed Use Ordinance and Second Unit Ordinance.

Specifically, the Mixed-Use Ordinance (Part 18 of the Zoning Code) allows residential development in the C-H (Commercial Highway), C-1 (Restricted Business), C-2 (Neighborhood Business), C-3 (Unlimited Commercial) and C-M (Commercial Manufacturing) zones within certain limitations and requirements. Per the Mixed-Use Ordinance, 3,470 units could be built in areas with these zoning designations; however, it is unlikely that all of the commercial areas will be redeveloped to mixed-use areas. Taking a conservative estimate of only 50% of the entire potential, 1,735 additional units could be accommodated in commercial areas.

The Second Unit Ordinance (Part 16 of the Zoning Code) provides for the development of second units in residential and agricultural zones with certain development restrictions. Second units are generally allowed on parcels greater than 5,000 square feet in agricultural or residential zones that currently have one or fewer units developed and that are located outside of the Very High Fire Hazard Severity Zone, Significant Ecological Areas, and the above 25% slope area. The total number of parcels meeting these

criteria in Hacienda Heights is 11,235. Taking a conservative estimate of only 20% of the second unit potential, 2,247 second units could be developed in Hacienda Heights.

The Mixed-Use and Second Unit Ordinances provide the necessary housing units to accommodate projected population until 2030. Combined with these ordinances, the proposed land use plan meets housing needs while preserving the community's character and natural areas.

Conclusion

As discussed in this report, the Draft Land Use map seeks to responsibly accommodate projected growth in Hacienda Heights by directing it to the most appropriate areas (those with access to transit, utilities, and existing amenities) while preserving the assets the community values most (hillsides, parks and open spaces, stable single-family areas, and community facilities). An early draft of the map was vetted and discussed with community members to ensure that it is in line with their vision. Subsequent versions were analyzed to determine where new growth could go, critically assessed based on field work, and refined to ensure that the resulting map reflects the community vision.

The current draft was also reviewed internally by DRP staff and the Policy Implementation Review Committee (PIRC). Per the PIRC's recommendation, a zoning consistency study was also completed to provide a mechanism for implementing the updated land use map. The recommended zone changes in this study seek to implement the vision presented in the land use map.